

**GOVERNOR'S COMMISSION ON COMMUNITY-BASED ALTERNATIVES  
FOR INDIVIDUALS WITH DISABILITIES'  
HOUSING SUBCOMMITTEE MEETING (Subgroup)**

**July 12, 2016 – 1:00 PM**

Room 198, Administration Building, DHSS/Holloway Campus, New Castle, DE

**PRESENT:** Daniese McMullin-Powell, Chair; Lisa Bryant, DDDS, Dianne Casey, DE HIV Consortium; Linda Cox, The Arc of Delaware; Devon Degyansky (via phone), Delaware State Housing; Julie French, DSAMH-Housing; Wanda Goldsborough, DDDS; Lottie Lee, DSAAPD; Jo Singles, Support Staff; and Amber Rivard, Support Staff.

Guest: Carrie Casey

**CALL TO ORDER**

Daniese called the meeting to order at 1:15 pm. Everyone introduced themselves.

**WELCOME & INTRODUCTIONS**

Dianne made a motion to approve the minutes. Wanda seconded the motion. The minutes from the March 8, 2016 meeting were approved as submitted. Dianne thanked Jo for the level of detail in the minutes.

**ADDITIONS TO THE AGENDA**

None

**BUSINESS**

**New Castle County Programs and Services**

Carrie distributed a folder that included a PowerPoint presentation on New Castle County's Division of Community Development and Housing, which is under the Department of Community Services. Also included in the folder were informational brochures on Accessibility Improvements Programs and the New Castle County Happenings Summer 2016 booklet.

Carrie reviewed her PowerPoint document which listed the services offered to New Castle County (NCC) residents. NCC is the participating jurisdiction that administers the Community Development Block Grant, HOME Investment Partnerships and Emergency Solutions Grant Programs. They also administer the Section 8 Housing Choice Voucher Program (1,825 clients, including 552 individuals with disabilities). They are a HUD Entitlement Jurisdiction and are guided by a Consolidated Five Year Plan (currently covering 2015-2020) and submit a yearly report on progress of meeting the goals and accomplishments. Daniese asked about support services. Carrie clarified that they administer the vouchers, not support services; these are provided by DSAAPD. She reviewed the Accessibility Improvements Architectural Accessibility Programs, Accessibility Improvements Programs (Senior Minor Repair Program,

Senior Repair Loan Program, Innovative Development Empowerment Area Home Repair and Garfield Park/Overview Garden Home Repair Program).

Annual Grant Support includes the following organizations:

- The Arc of Delaware – outreach program for housing services for individuals with intellectual and developmental disabilities.
- Carousel Park - NCC Freedom Reins Equestrian Lift Program
- Catholic Charities – homeless prevention program for people living with HIV
- Goodwill of Delaware – empowering and job training program for people with disabilities
- United Cerebral Palsy of Delaware – children’s summer camp program.

Carrie stated that they approve about 30 reasonable accommodation requests a year. Carrie explained the following Programs and provided statistics: Housing Choice Voucher (HCV) Program; Neighborhood Stabilization Program (NSP), which is a creation of special needs housing; the Home Investment Partnership Program (HOME), with a focus on accessibility improvements and preservation. She also spoke about Adaptive Programming that includes activities such as Line Dancing, Activity Day Out, Basketball, etc.

Carrie spoke about upcoming Fall Public Meetings where annual grants are available to help special needs populations. She stated that they also encourage stakeholder participation. Contact information was listed on the last page of the PowerPoint and information can also be obtained from their website: <http://www.nccde.org/456/Community-Development-Housing>. Dianne asked what definition defines a disabling condition for prioritization for the housing choice voucher; Carrie will follow-up on this. Dianne commented that she understood that the other four jurisdictions can set their own preferential criteria and acknowledged Carrie for setting people with disabilities as a preference. Carrie clarified that NCC does not have public housing, but administer vouchers. She added that they collaborate with the other housing authorities in Delaware. She gave an example of the Delaware State Housing Authority adopting a higher payment standard for areas of opportunity for SRAP and Housing Vouchers and how they would use the same payment criteria. Carrie spoke of the Housing Advocacy Board that would be representative of everyone in the community, and the need advocacy when the Housing Trust Fund starts and decisions are made. She will follow-up with Kyle. Daniese commented that she was glad that there is an in-house Section 504 compliance officer. Carrie noted that they have funded certain projects in the City of Wilmington, for example, Garrett House and Ministry of Caring. There was discussion about incorporating public transportation when housing is developed.

Daniese asked Devon what accessibility requirements must a new federally assisted housing development meet in order to be in compliance with Section 504 requirements? Devon stated that she did know about the additional 2% for sensory disability but would follow-up. Daniese followed up with Devon by email after the meeting regarding correct information she obtained from the HUD portal as follows: **Question: What accessibility requirements must a new federally assisted housing development meet in order to be in compliance with Section 504 requirements?**

**Answer: For a federally assisted new construction housing project, Section 504 requires 5% of the dwelling units, or at least one unit, whichever is greater, to meet UFAS or a standard that is equivalent or stricter, as explained in the question and answer above this one, for persons with mobility disabilities. An additional 2% of the dwelling units, or at least one unit, whichever is greater, must be accessible for persons with hearing or visual disabilities. ADA does not always cover dwellings except outside or public areas. But, 504 does require 5% and an additional 2% for sensory disabilities.**

Daniese thanked Carrie for her presentation today.

### **Update on the DOJ Settlement Agreement**

Julie provided an update on the DOJ Settlement Agreement and the Court Monitor's Report. She provided background information of the DOJ Settlement Agreement and the goal of deinstitutionalizing people and put them into the least restrictive setting, but ensure they receive services based on their disability. She stated that Carlyle has been overseeing this work and that the Court Monitor's efforts are winding down. The State's progress is reported periodically in four different compliance areas: Crisis Stabilization, Discharge Planning, Quality Assurance and Performance Improvement, and Risk Management. She provided a brief summary on each of these compliance areas. She added that the Court Monitor has found DSAMH to be in substantial compliance most of the way through, although Risk Assessment needs some strengthening.

Julie spoke about the PROMISE Program which adds a level of care management and coordinates the care management for services in the hospital and in the community and allows for more customized services. She stated that bed days have dramatically reduced--from 60,000 to 30,000 due to increased coordination with providers. She stated that Discharge Planning has improved substantially. The average length of time between hospital admission and contact from the community provider was 1.61 days in 2015 and has dropped to 1.26 as of December. Quality Assurance and Performance Improvement have reached substantial compliance; they have worked with PROMISE which adds another level of accountability to ensure what is prescribed for any given individual is in their best interest and implemented in the community in a more timely matter. They are in partial compliance with Risk Management which involves monitoring the IMDs (Institutions for Mental Disease) and ensure consistent coordination and compliance with DPC. The next report of the Court Monitor will show how the State is moving forward without oversight. She stated that many things will be in place for sustainability, including maintaining the SRAP and Section 811 Programs for housing. She said that 490 people have been housed using SRAP and 45 new vouchers coming onboard. Julie said that Carlyle will be able to answer any follow-up questions. Lottie commented that DSAMH deserved kudos for the large number of people (over 600) they have been able to house. Lottie added that Secretary Landgraf held other agencies to the same standard, including great collaboration with DSHA.

Dianne spoke about the positive outcomes for the clients and patients served and would like to see some statistics about that at some point. She asked about consensus from a staffing perspective. Julie commented that change is difficult, but there were two major clinical designs introduced. One big switch was moving from one clinical aspect of managing clients on teams to a completely different model and there has been increased staff turnover. Overall the system

is moving along since the teams are mandated to talk to the hospitals and vice versa. There has been more success with keeping people out of the hospital. Wanda commented that there have been some hiccups in working with DSAMH, but it is moving forward. Daniese added that HUD will now pay for housing specialists to provide supports so the persons can stay in the community. Lottie commented that DSAAPD is working on a Department-wide project with Medicaid. She added that recommendations are being made, but there is currently no funding. Currently they are providing technical assistance and looking for additional resources in the Medicaid Waiver. Lottie sees this as becoming larger and giving people freedom of choice about services. She said they were going to give training to consumers on their responsibilities when receiving a lease using Housing Case Management funding. Wanda commented that collaborations between agencies have been positive and they continue to make strides.

### **Source of Income (SB 179) Update**

Daniese provided an update on this legislation. Another amendment was added to the legislation, which removed alimony, child support and annuities as Sources of Income. The legislation has passed the House and Senate. She stated that several groups have opposed the legislation. Daniese noted that Social Security is not included as income because it cannot be attached. She added that Washington, DC has Source of Income legislation and Texas had the legislation and they are fighting to get rid of it.

### **OTHER BUSINESS**

Daniese asked about 811 occupancy. Devon stated that there are 8 tenants have moved into 811 housing. She stated that the referral system is intended to move people in institutions or at risk of institutionalization to the top of the list. There are 97 under contract. There are 32 vacancies and 36 active referrals. There are 125 on the waiting list (at-risk of institutionalization). Devon has been working with Lottie and Julie to conduct some webinar trainings for case managers to increase the application volume. Devon added that the property has to have access to the electronic system in order to receive the subsidy.

Dianne asked if we have speakers lined up for future meetings such as today's presentations which have been very informative. Daniese suggested that Maria Bynum, who is a regional representative from HUD, attend a meeting, but the Committee would need to let her know what should be discussed. Dianne suggested having Karen Spellman from the Wilmington Housing Authority present, for example, occupancy rates, preferences, expansions.

Linda spoke about the Fair Housing Settlement that The Arc of Delaware and Community Legal Aid Society, Inc. reached regarding a disability discrimination complaint against a Home Owner's Association (handout). The complaint was filed in March 2015 with the U.S. Department of Housing and Urban Development and the Delaware Division of Human Relations sought a declaration that the Homeowner's Association violated the Fair Housing Act when it refused to approve the Arc of Delaware's acquisition of property meant to house four individuals with intellectual and developmental disabilities in a single family home integrated within the community.

## **ADJOURNMENT**

The meeting adjourned at 2:55 pm.

Respectfully submitted,

Jo Singles  
Administrative Specialist

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